

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 37B
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Capitol Tire & Rubber Co., Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 37B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Capitol Tire & Rubber Co., Inc. be and hereby is tentatively designated as Redeveloper of Disposition Parcel 37B in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel 37B by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).





TIRE & RUBBER CO., INC.

Specializing in the servicing of Fleet and Earthmover Operations

2000 WASHINGTON STREET, BOSTON, MASSACHUSETTS 02119

June 15, 1981

Mr. William Mendes
South End Project Coordinator
Boston Redevelopment Authority
1 City Hall Square
Boston, Massachusetts 02201

Dear Mr. Mendes:

Confirming my recent conversation with you, I am the principal owner of the property located at 2000 Washington Street, Roxbury. This property encompasses approximately 65,000 square feet of building area and 50,000 square feet of parking area. It is all leased to Capitol Tire & Rubber Co., Inc.

Capitol Tire was founded in Boston in 1916 and has been located in Roxbury for more than fifty years, of which the past twenty-three have been at our present location, 2000 Washington Street.

We have three truck tire service branches: Methuen, MA, Warwick, RI and Syracuse, NY. In addition we have two depots for tire pick-up from coal mines, one in Middletown, PA and the other in Clarksburg, WVA.

Our main office is at 2000 Washington Street where we maintain a retail passenger tire service center as well as truck tire service and a manufacturing plant for retreading and repairing truck and earthmover tires.

Presently we employ seventy five to eighty people at the Roxbury location of which 70% is from the minority community.

The Massachusetts Department of Public Works is completing the Cross Town Highway which abuts our main location. It has shut off one of our entrances to our Hunneman Street property and leaving us only one twenty foot driveway on Washington Street.

We park more than fifty employee cars. We have steady traffic all day from twenty of our own service trucks, tractors and trailers in addition to many deliveries and shipments via common carriers and other trucks. In addition there is a constant traffic flow from customer automobiles for service on our eight



bay automotive service center.

With only one entrance on Washington Street this has created a serious traffic problem as well as a safety hazard.

To help alleviate this problem we wish to secure a small parcel of land of approximately 2300 square feet located in the general area of what used to be numbers 9 and 11 Thorndike Street.

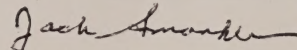
We propose to erect large doors adjacent to this desired vacant land to allow us to have drive through service for passenger cars, trucks, trailers and tractors that come to our service center for tires and other mechanical services. Presently these vehicles have to back out into our yard where other vehicles are parked, creating a safety problem.

To compound this problem exiting vehicles must leave via Washington Street which has been made a one way lane, causing a most dangerous congestion.

We have a most viable business at our Roxbury location and it is constantly growing and expanding. We would appreciate your efforts in helping us to secure this parcel of land from the Redevelopment Authority to assist alleviate our vehicle traffic congestion problem.

Yours very truly,

CAPITOL TIRE & RUBBER CO INC



Jack Smookler,
President

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: DEBORAH SMOOKLER, TRUSTEE OF TWO THOUSAND REALTY TRUST
- b. Address of Redeveloper: 2000 WASHINGTON ST BOSTON, MA. 02119
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)

in SOUTH END URBAN RENEWAL
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASS, is described as follows²

APPROX 2000 SQUARE FEET OF VACANT LAND - FORMERLY
#9 + #11 THORNDIKE ST ROXBURY PROPERTY ABUTTING BUILDINGS
OWNED BY TWO THOUSAND REALTY TRUST, DEBORAH
SMOOKLER, TRUSTEE

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of MASS:

☒ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☒ A business association or a joint venture known as TWO THOUSAND REALTY TRUST

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: 1959

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: * JACK SMOOKLER 210 WASHINGTON ST NEWTON CENTRE
DEBORAH SMOOKLER TRUSTEE 2000 REALTY TRUST

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

DEBRAAN SMOOKLER
210 NAWANTON ST.
NEWTON CENTRE MA

TRUSTEE

JACK SMOOKLER
SAME ADDRESS

100% BENEFICIAL OWNER
OF ALL SHARES OF TRUST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NONE

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation. \$
- d. Cost per dwelling unit of any residential rehabilitation. \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ DEBORAH SMOOKLER, TRUSTEE
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: AUGUST 12, 1981

Signature

Deborah Smookler X
Signature

Title

TRUSTEE
Title

Address and ZIP Code

2000 WASHINGTON ST BOSTON
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-1004
(2-7-61)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: DEBORAH SMOOKLER TRUSTEE OF TWO THOUSAND REALTY TRUST
 b. Address and ZIP Code of Redeveloper: 2000 WASHINGTON ST BOSTON MA 02119
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
 (Name of Local Public Agency)

in SOUTH END URBAN RENEWAL
 (Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASS.
 is described as follows:

APPROX 2000 SQUARE FEET OF VACANT LAND FORMERLY #9 & #11 THURNDIKE ST ROXBURY, MA. ABUTTING BUILDINGS OWNED BY TWO THOUSAND REALTY TRUST, DEBORAH SMOOKLER, TRUSTEE

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

CAPITOL TIRE & RUBBER CO. INC. IS TENANT OF REDEVELOPER AT 2000 WASHINGTON ST. JACIE SMOOKLER IS PRES. AND DIRECTOR OF CAPITOL TIRE AND IS SOLE SHAREHOLDER OF THE REDEVELOPER

4. a. The financial condition of the Redeveloper, as of DECEMBER 31, 1980, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

NOT AUDITED - REDEVELOPER PROPOSES TO PAY CASH FOR PROPERTY

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

NOT APPLICABLE

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

STATE STREET BANK & TRUST CO.
BOSTON, MA.

AMOUNT

\$ 5000 ⁰⁰

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

STATE ST. BANK & TRUST CO - GERALD CULHANE
NEW MARKET OFFICE 786 - 4121

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

REDEVELOPER COMPLETED CONSTRUCTION AND
ALTERATION OF 30000 SQUARE FOOT WAREHOUSE
AND EXISTING MANUFACTURING FACILITY
ADJACENT TO SITE. COMPLETED IN 1968.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

N/A

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

c. Outstanding construction-contract bids of such contractor or builder:

HUD-6004
(4-68)

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

11. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) DEBORAH SMOOKLER, TRUSTEE OF TWO TRULLAND REALTY TRUST certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: AUGUST 11, 1981

Signature

Signature

Title

Title

Address and ZIP Code

2000 WASHINGTON ST.
BOSTON MA 02119

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

TWO THOUSAND REALTY TRUST

FINANCIAL REPORT

DECEMBER 31, 1978

HARRY J. FERNGOLD COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

John P. McGonagle, C. P. A.
Herbert Spatz, C. P. A.

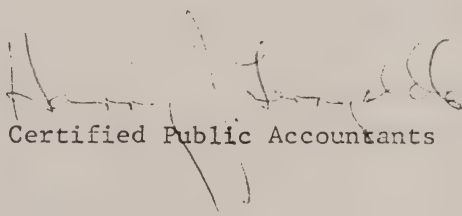
15 COURT SQUARE
BOSTON, MASS. 02108
(617) 523-4646

Two Thousand Realty Trust
Boston, Massachusetts

We present the Balance Sheet of Two Thousand Realty Trust
December 31, 1978 and December 31, 1977, the related Statement
of Income and Retained Earnings and Changes in Financial Position
for the years then ended.

The scope of our examination did not include sufficient
independent confirmations and other auditing procedures for the
expression of an opinion.

July 16, 1979


Certified Public Accountants

TWO THOUSAND REALTY TRUST
BALANCE SHEET
FOR THE YEAR ENDED DECEMBER 31, 1978

ASSETS

CURRENT ASSETS

Cash	\$	\$ 7.61
Prepayments		<u>3,404.00</u>

Total Current Assets		3,411.61
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FIXED ASSETS

Real estate	516,655.38
Accumulated depreciation	<u>229,766.32</u>

Total Fixed Assets		286,889.06
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UNAMORTIZED MORTGAGE EXPENSE		377.00
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NOTES RECEIVABLE - RELATED COMPANY		<u>87,294.62</u>
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TOTAL		<u>\$ 377,972.29</u>
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LIABILITIES

CURRENT LIABILITIES

Accounts payable and accrued expenses	2,340.62
Mortgage payable, current maturities	<u>18,750.00</u>

Total Current Maturities		21,090.62
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MORTGAGE PAYABLE, Less current maturities		200,000.00
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NOTES PAYABLE, Less current maturities		<u>6,000.00</u>
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Total Liabilities		227,090.62
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SHAREHOLDERS EQUITY

CAPITAL SHARES	10,000.00
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RETAINED EARNINGS	<u>140,881.67</u>
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Total Shareholders Equity		<u>150,881.67</u>
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TOTAL		<u>\$ 377,972.29</u>
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TWO THOUSAND REALTY TRUST

STATEMENT OF INCOME AND RETAINED EARNINGS
FOR THE YEAR ENDED DECEMBER 31, 1978

INCOME		
Rental income	\$	\$ 94,839.32
OPERATING EXPENSES		
Interest-Mortgage	20,784.61	
Taxes-Real Estate	43,130.12	
Taxes-Other	25.00	
Depreciation	18,270.00	
Professional fees	4,059.20	
Amortization of mortgage expense	<u>303.00</u>	
Total Operating Expenses		<u>86,571.93</u>
NET INCOME		8,267.39
Provision for taxes on income		<u>2,259.00</u>
NET INCOME RETAINED		6,008.39
Retained earnings, January 1, 1978		<u>134,873.28</u>
RETAINED EARNINGS, December 31, 1978		<u>\$140,881.67</u>

TWO THOUSAND REALTY TRUST
BALANCE SHEET
FOR THE YEARS ENDED DECEMBER 31,

	<u>1978</u>	<u>1977</u>
<u>ASSETS</u>		
CURRENT ASSETS		
Cash	\$ 8	\$ 175
Prepayments	<u>3,404</u>	<u>4,750</u>
Total Current Assets	<u>3,412</u>	<u>4,925</u>
FIXED ASSETS		
Real estate	516,655	516,655
Accumulated depreciation	<u>(229,766)</u>	<u>(211,496)</u>
Total Fixed Assets	286,889	305,159
UNAMORTIZED MORTGAGE EXPENSE	377	680
NOTES RECEIVABLE RELATED COMPANY	<u>87,294</u>	<u>79,740</u>
TOTAL	<u>\$ 377,972</u>	<u>\$ 390,504</u>
<u>LIABILITIES</u>		
CURRENT LIABILITIES		
Accounts payable and accrued expenses	2,341	2,131
Mortgage payable, current maturities	<u>18,750</u>	<u>18,750</u>
Total Current Liabilities	21,091	20,881
MORTGAGE PAYABLE, Less current maturities	200,000	218,750
NOTES PAYABLE, Less current maturities	<u>6,000</u>	<u>6,000</u>
Total Liabilities	<u>227,091</u>	<u>245,631</u>
<u>SHAREHOLDERS EQUITY</u>		
CAPITAL SHARES	10,000	10,000
RETAINED EARNINGS	<u>140,881</u>	<u>134,873</u>
Total Shareholders Equity	<u>150,881</u>	<u>144,873</u>
TOTAL	<u>\$ 377,972</u>	<u>\$ 390,504</u>

TWO THOUSAND REALTY TRUST

STATEMENT OF INCOME AND RETAINED EARNINGS
FOR THE YEARS ENDED DECEMBER 31,

	<u>1978</u>	<u>1977</u>
INCOME		
Rental income	\$ <u>94,839</u>	\$ <u>91,009</u>
OPERATING EXPENSES		
Interest-Mortgage	20,785	22,461
Taxes-Real estate	43,130	43,009
Taxes-Others	25	25
Depreciation	18,270	18,560
Professional fees	4,059	350
Amortization of mortgage expense	303	303
Other sundry expense		9
Total Operating Expenses	<u>86,572</u>	<u>84,717</u>
NET INCOME	8,267	6,292
Provision for taxes on income	<u>2,259</u>	<u>1,531</u>
NET INCOME RETAINED	6,008	4,761
Retained earnings, Beginning	134,873	129,638
Prior year tax adjustment	-	474
RETAINED EARNINGS, Ending	<u>\$140,881</u>	<u>\$134,873</u>

TWO THOUSAND REALTY TRUST

STATEMENT OF CHANGES IN FINANCIAL POSITION FOR THE YEARS ENDED DECEMBER 31,

	<u>1978</u>	<u>1977</u>
CASH BALANCE, BEGINNING OF YEAR	\$ 175	\$ 292
FUNDS PROVIDED BY:		
Net income retained	6,008	4,761
Depreciation-not requiring cash	18,270	18,560
Amortization-not requiring cash	303	303
Decrease (increase) in prepayments	1,346	(4,750)
Increase (decrease) in accounts payable	210	(141)
Prior year tax adjustment	-	474
Total Funds Provided	<u>26,312</u>	<u>19,499</u>
FUNDS USED TO:		
Increase (decrease) notes receivable-		
Related companies	7,554	(600)
Decrease mortgage payable	18,750	18,750
Decrease taxes payable	-	1,174
Total Funds Used	<u>26,304</u>	<u>19,324</u>
CASH BALANCE, END OF YEAR	<u>\$ 8</u>	<u>\$ 175</u>

01140 13164 06/01/81

1120

U.S. Corporation Income Tax Return

1980

Department of the Treasury
Internal Revenue ServiceFor calendar year 1980 or other tax year beginning
ending

Check if a -

☐ Consolidated return
☐ Joint holding in
☐ Partnership Case No. (See
 page 3 of instructions)

 Use
 IRS
 label.
 Other-
 wise,
 please
 print
 or type

 Name
 TWC THOUSAND REALTY TRUST
 Number and street
 2000 WASHINGTON ST
 City or town, State, and ZIP code
 BOSTON MA 02119

 D. If you identify this return on
 Form 990, 991, 992, 993, 994,
 or 995, check the appropriate box.
 E. If you are a foreign corporation,
 check the appropriate box.

 F. If you are a foreign corporation,
 check the appropriate box.
 352,36

1	(a) Gross receipts or sales	(b) Less returns & allowances	Balance	1(c)	
2	Cost of goods sold (Schedule A) and/or operations (attach schedule)			2	
3	Gross profit (subtract line 2 from line 1(c))			3	
4	Dividends (Schedule C)			4	
5	Interest on obligations of the United States and U.S. instrumentalities			5	
6	Other interest			6	
7	Gross rents			7	95,71
8	Gross royalties			8	
9	(a) Capital gain net income (attach separate Schedule D)			9(a)	
	(b) Net gain or (loss) from Form 4797, line 11(a), Part II (attach Form 4797)			9(b)	
10	Other income (see instructions - attach schedule)			10	
11	TOTAL income - Add lines 3 through 10			11	95,71
12	Compensation of officers (Schedule E)			12	
13	(a) Salaries and wages	13(b) Less WIN and jobs credits	Balance	13(c)	
14	Repairs (see instructions)			14	
15	Bad debts (Schedule F if reserve method is used)			15	
16	Rents			16	
17	Taxes	SEE STATEMENT 1		17	46,32
18	Interest			18	29,13
19	Contributions (not over 5% of line 30 adjusted per instructions - attach schedule)			19	
20	Amortization (attach schedule)			20	
21	Depreciation from Form 4562 (attach Form 4562)	15,114	Less depreciation claimed in Schedule A and elsewhere on return	21	15,11
22	Depletion			22	
23	Advertising			23	
24	Pension, profit-sharing, etc. plans (see instructions)			24	
25	Employee benefit programs (see instructions)			25	
26	Other deductions (attach schedule)	SEE STATEMENT 1		26	4,84
27	TOTAL deductions - Add lines 12 through 26			27	95,41
28	Taxable income before net operating loss deduction and special deductions (subtract line 27 from line 11)			28	29
29	Less: (a) Net operating loss deduction (see instructions - attach schedule)	29(a)		29	
	(b) Special deductions (Schedule J)	29(b)		29	
30	Taxable income (subtract line 29 from line 28)			30	29
31	TOTAL TAX (Schedule J)			31	
32	Credits (a) Overpayment from 1979 allowed as a credit	1,014		32	2,04
	(b) 1980 estimated tax payments	1,028		32	
	(c) Less refund of 1980 estimated tax applied for on Form 4466		2,040		
	(d) Tax deposited Form 7004	Form 7004 State tax	Total		
	(e) Credit from regulated investment companies (attach Form 2439)				
	(f) Federal tax on special fuels and oils (attach Form 4136 or 4136-T)				
33	TAX DUE (subtract line 32 from line 31) See instruction C3 for depositary method of payment			33	
	(Check) ☒ if Form 2220 is attached. See instruction D. ☐ NONE				
34	OVERPAYMENT? (subtract line 31 from line 32)			34	1,99
35	Enter amount of line 34 you want Credited to 1981 estimated tax	52	Refunded	35	1,99

I, the preparer, or person preparing this return, declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Preparer's name (if different from taxpayer's name) Alexander Grant & Company
 Date 6/9/81
 Signature of preparer [Signature]
 Title CPA
 Firm's name (if different from preparer's name) 1600 KEYSTONE BLDG.
 City, State, and ZIP code 02232-3
 Taxpayer's name (if different from preparer's name) 1600 KEYSTONE BLDG.
 City, State, and ZIP code 02110

Form 1120 (1980)

Schedule A Cost of Goods Sold (See instructions for Schedule A)

1	Inventory at beginning of year	
2	Merchandise bought for manufacture or sale	
3	Salaries and wages	
4	Other costs (attach schedule)	
5	Total - Add lines 1 through 4	
6	Inventory at end of year	
	Cost of goods sold - Subtract line 6 from line 5. Enter here and on line 2, page 1	
7	(a) Check all methods used for valuing closing inventory: (i) ☐ Cost (ii) ☐ Lower of cost or market as described in Regulations section 1.471-4 (instructions) (iii) ☐ Writedown of "subnormal" goods as described in Regulations section 1.471-7(c) (see instructions)	
	(b) Did you use any other method of inventory valuation not described above?	Yes ☐ No ☒
	If "Yes," specify method used and attach explanation	
	(c) Check if this is the first year LIFO inventory method was adopted and used (If checked, attach Form 970)	
	(d) If the LIFO inventory method was used for this tax year, enter percentage (or amounts) of closing inventory computed under LIFO	
	(e) Is the corporation engaged in manufacturing activities?	Yes ☒ No ☐
	If "Yes," are inventories valued under Regulations section 1.471-11 (full absorption accounting method)?	
	(f) Was there any substantial change in determining quantities, cost, or valuations between opening and closing inventory?	Yes ☐ No ☒
	If "Yes," attach explanation	

Schedule C Dividends (See instructions for Schedule C)

1	Domestic corporations subject to 85% deduction	
2	Certain preferred stock of public utilities	
3	Foreign corporations subject to 85% deduction	
4	Dividends from wholly-owned foreign subsidiaries subject to 100% deduction (section 245(h))	
5	Other dividends from foreign corporations	
6	Includible income from controlled foreign corporations under subpart F (attach Forms 3646)	
7	Foreign dividends gross-up (section 78)	
8	Qualifying dividends received from affiliated groups and subject to the 100% deduction (section 246(a)(3))	
9	Taxable dividends from DISC or former DISC not included in line 1 (section 246(d))	
10	Other dividends	
11	Total dividends - Add lines 1 through 10. Enter here and on line 4, page 1	

Schedule E Compensation of Officers (See instruction for line 12)

1. Name of officer	2. Social security number	3. Time devoted in business	4. Percent of corporation stock owned	5. Preferred	6. Amount of compensation	7. Expense account allowances
ACF SMOOKLER	014-01-5998	PART	100		NONE	NC

Total compensation of officers - Enter here and on line 12, page 1

Schedule F Bad debts - Reserve Method (See instruction for line 15)

1. Trade notes and accounts receivable outstanding at end of year	2. Sales on account	Amount added to reserve		6. Amount charged against reserve	7. Reserve for bad debt at end of year
		4. Current year's provision	5. Recessions		

Schedule G Special Deductions (See instructions for Schedule G)

1(a)	85% of Schedule C, line 1	
1(b)	59.13% of Schedule C, line 2	
1(c)	85% of Schedule C, line 3	
1(d)	100% of Schedule C, line 4	
	Total - Add lines 1(a) through 1(d). See instructions for limitation	
	100% of Schedule C, line 8	
	Deduction for dividends paid on certain preferred stock of public utilities (see instructions)	
	Total special deductions - Add lines 2 through 4. Enter here and on line 29(b), page 1	

Form 1120 (1980)

Schedule J Tax Computation (See instructions for Schedule J on pages 6 and 7)

1 Taxable income (line 30, page 1) 2

(a) Are you a member of a controlled group? ☒ Yes ☐ No

(i) If "Yes," see instructions and enter your portion of the \$25,000 amount in each taxable income bracket:

(ii) 292. (iii) (iv)

2 Income tax (see instructions to figure the tax; enter this tax or alternative tax from Schedule D, whichever is less). Check if from Schedule D ☐ SEE STATEMENT 2

(a) Foreign tax credit (attach Form 1118)

(b) Investment credit (attach Form 3468)

(c) Work incentive (WINI) credit (attach Form 4874)

(d) Jobs credit (attach Form 5884)

Total - Add lines 4(a) through 4(d)

Subtract line 5 from line 3

Personal holding company tax (attach Schedule PH (Form 1120))

Tax from recomputing prior-year investment credit (attach Form 4255)

3 Minimum tax on tax preference items (see instructions-attach Form 4626)

Total tax - Add lines 6 through 9. Enter here and on line 31, page 1

Schedule K Record of Federal Tax Deposit Forms 503

(List deposits in order of date made - See instruction C3)

Date of deposit	Amount	Date of deposit	Amount	Date of deposit	Amount
1-20-81	510.			5-29-80	
				9-15-80	

Additional Information (See page 7 of instructions)

Did you claim a deduction for expenses connected with: (a) Entertainment facility (boat, resort, ranch, etc.)? ☒ X (b) Living accommodations (except employees on business)? ☒ X (c) Employees attending conventions or meetings outside the U.S. or its possessions? ☒ X (d) Employee's families at conventions or meetings? ☒ X If "Yes," were any of these conventions or meetings outside the United States or its possessions? (e) Employee or family vacations not reported on Form W-2? ☒ X (2) Enter total amount claimed on Form 1120 for entertainment, entertainment facilities, gifts, travel, and conventions that requires substantiation under section 274(d). (See instructions.) NONE (1) Did you at the end of the tax year own, directly or indirectly, 50% or more of the voting stock of a domestic corporation? (For rules of attribution, see section 267(c).) ☒ X If "Yes," attach a schedule showing: (a) name, address, and identifying number; (b) percentage owned; (c) taxable income or (loss) (e.g., if a Form 1120: from Form 1120, line 28, page 1) of such corporation for the taxable year ending with or within your tax year; (d) highest amount owed by you to such corporation during the year; and (e) highest amount owed to you by such corporation during the year. (2) Did any individual, partnership, corporation, estate or trust at the end of the tax year own, directly or indirectly, 50% or more of your voting stock? (For rules of attribution, see section 267(c).) If "Yes," complete (a) through (e) ☒ X (a) Attach a schedule showing name, address, and identifying number; (b) Enter percentage owned 100.000 (c) Was the owner of such voting stock a person other than a U.S. person? (See instructions.) ☒ X If "Yes," enter owner's country SEE STATEMENT 3 (d) Enter highest amount owed by you to such owner during the year NONE (e) Enter highest amount owed to you by such owner during the year NONE	I Did you ever declare a stock dividend? J Taxable income or (loss) from Form 1120, line 28, page 1, for your tax year beginning in: 1977 6,027. 1978 7,750. 1979 9,311. K If you were a member of a controlled group subject to the provisions of section 1561, check the type of relationship: (1) ☐ parent-subsidiary (2) ☒ X brother-sister (3) ☐ combination of (1) and (2) (See section 1563.) L Refer to page 8 of instructions and state the principal: Business activity REAL ESTATE OPERATIONS Product or service M Did you file all required Forms 1087, 1096 and 1099? ☒ X N Were you a U.S. shareholder of any controlled foreign corporation? (See sections 951 and 957.) If "Yes," attach Form 3546 for each such corporation O At any time during the tax year, did you have an interest in or a signature or other authority over a bank account, securities account, or other financial account in a foreign country (see instructions)? P Were you the grantor of, or transferor to, a foreign trust which existed during the current tax year, whether or not you have any beneficial interest in it? If "Yes" you may have to file Forms 9520, 2520-A or 926 Q During this tax year, did you pay dividends (other than stock dividends and distributions in exchange for stock) in excess of your current and accumulated earnings and profit? (See sections 501 and 316). If "Yes," file Form 5452. If this is a consolidated return, answer here for parent corporation and on Form 851, Affiliation Schedule, for each subsidiary. R During this tax year was any part of your tax accounting records maintained on a computerized system? ☒ X S (1) Did you elect to claim amortization (under section 191) or depreciation (under section 167(f)) for a rehabilitated certified historic structure (see instructions for line 20)? (2) Amortizable basis (see instructions for line 20):
--	---

(Note: For purposes of H(1) and H(2), "highest amount owed" includes loans and accounts receivable/payable.)

Balance Sheets

	Beginning of tax year		End of tax year	
	(A)	(B)	(C)	(D)
ASSETS				
Cash		449.		45
Trade notes and accounts receivable	93,200.		96,422.	
(a) Less allowance for bad debts		93,200.		96,42
Inventories				
Gov't obligations: (a) U.S. and instrumentalities				
(b) State, subdivisions thereof, etc.				
Other current assets (attach schedule)		837.		
Loans to stockholders				
Mortgage and real estate loans				
Other investments (attach schedule)				
Buildings and other depreciable assets	399,910.		399,910.	
(a) Less accumulated depreciation	248,036.	151,874.	263,150.	136,76
Depletable assets				
(a) Less accumulated depletion				
Land (net of any amortization)		116,745.		116,74
Intangible assets (amortizable only)	74.			
(a) Less accumulated amortization		74.		
Other assets (attach schedule)	STMT 4			1,98
Total assets		363,179.		352,36
LIABILITIES AND STOCKHOLDERS' EQUITY				
Accounts payable		1,900.		
Mtges., notes, bonds payable in less than 1 yr.		18,750.		13,02
Other current liabilities (attach schedule)				
Loans from stockholders				
Mtges., notes, bonds payable in 1 yr. or more		187,250.		207,20
Other liabilities (attach schedule)				
Capital stock: (a) Preferred stock				
(b) Common stock	10,000.	10,000.	7,000.	7,00
Paid-in or capital surplus				
Retained earnings - Appropriated (attach sch.)				
Retained earnings - Unappropriated		148,154.		148,38
Less cost of treasury stock		2,875.		23,25
Total liabilities and stockholders' equity		363,179.		352,36

Schedule M-2: Reconciliation of Income Per Books With Income Per Return

Net income per books	234.	7	Income recorded on books this year not included in this return (itemize):	
Federal income tax	58.	(a)	Tax-exempt interest	
Excess of capital losses over capital gains				
Income subject to tax not recorded on books this year (itemize)				
Expenses recorded on books this year not deducted in this return (itemize)		8	Deductions in this tax return not charged against book income this year (itemize):	
(a) Depreciation		(a)	Depreciation	
(b) Contributions carryover		(b)	Contributions carryover	
Total of lines 1 through 5	292.	9	Total of lines 7 and 8	
		10	Income (line 28, page 1) - line 6 less 9	29

Schedule M-2: Analysis of Unappropriated Retained Earnings Per Books (line 24 above)

Balance at beginning of year	148,154.	5	Distributions: (a) Cash	
Net income per books	234.	(b)	Stock	
Other increases (itemize)		(c)	Property	
		6	Other decreases (itemize)	
		7	Total of lines 5 and 6	

Form 2220

Department of the Treasury
Internal Revenue ServiceUnderpayment of
Estimated Tax by Corporations

1980

▶ Attach to your tax return

Name TWO THOUSAND REALTY TRUST

Employer identification number

04-6078085

Part I How to Figure Your Underpayment

Note: If you meet any of the exceptions that avoid the underpayment penalty for ALL quarters, complete only lines 10 through 13.

1980 tax (Form 1120, line 31, page 1)	50
(a) Personal holding company tax included in line 1 (Form 1120, line 7, Schedule J)	
(b) Credit for Federal tax on special fuels and oils (Form 1120, line 32(f), page 1)	
(c) Minimum tax on tax preference items (Form 1120, line 9, Schedule J)	
Total - Add lines 2(a) through 2(c)	
Subtract line 3 from line 1	50
80% of line 4	40

	Due Dates of Installments			
	(a)	(b)	(c)	(d)
Enter in columns a through d the installment dates that correspond to the 15th day of the 4th, 6th, 9th, and 12th months of your tax year. If any date falls on a Saturday, Sunday, or legal holiday, substitute the next regular workday.	4-15-80	6-16-80	9-15-80	12-15-80
Enter 25% of line 5 in columns a through d	10.	10.	10.	10
Amount paid or credited for each period	1,014.	6.	510.	
Overpayment of previous installment (enter any overpayment shown on line 9 that is more than the total of all prior underpayments as a credit against the next installment)		1,004.	1,000.	1,500.
Add lines 7(a) and 7(b)	1,014.	1,010.	1,510.	1,500.
Underpayment (subtract line 8 from line 6) or overpayment (subtract line 6 from line 8)	-1,004.	-1,000.	-1,500.	-1,490.

Part II Exceptions to the Penalty

Total amount paid or credited from the beginning of the tax year through the installment dates that correspond to the 15th day of the 4th, 6th, 9th, and 12th months of your tax year	1,014.	1,020.	1,530.	1,530.
	25% of tax	50% of tax	75% of tax	100% of tax
Exception 1, prior year's tax	509.	1,010.	1,527.	2,038.
	25% of tax	50% of tax	75% of tax	100% of tax
Exception 2, tax on prior year's income based on the facts shown on the prior year's return but using current year's rates				
	25% of tax	50% of tax	75% of tax	100% of tax
Exception 3, tax on annualized income				

Part III How to Figure the Penalty

Enter same installment dates used above	4-15-80	6-16-80	9-15-80	12-15-80
Amount of underpayment from line 9				
Enter the date of payment or the 15th day of the 3rd month after the close of the tax year, whichever is earlier				
Number of days from due date of installment to the date shown on line 15				
Line 16				
Number of days in the tax year X 12% X line 14				
Add columns (a), (b), (c), and (d) of line 17. Enter the total in the space below line 33, page 1 of Form 1120 and increase line 33 or decrease line 34 accordingly				

4562

Depreciation

1980

Department of the Treasury
 Internal Revenue Service

▶ See instructions

▶ Attach this form to your return.

as shown on return

Identifying number

TWO THOUSAND REALTY TRUST

04-6078085

For grouping assets, see instructions for line 3.

a. Description of property	b. Date acquired	c. Cost or other basis	d. Depreciation allowed or allowable in earlier years	e. Method of figuring depreciation	f. Life or rate	g. Depreciation for this year
Total additional first-year depreciation. See instructions for limitation.						
Class Life Asset Depreciation Range (CLADR)						
System depreciation from Form 4832						
Other depreciation						
Buildings	58	399,910.	248,036.	SL	VAR	15,1
Furniture and fixtures						
Transportation equipment						
Machinery and other equipment						
Other (Specify)						

a. Totals (add amounts in columns c and g)

399,910.

15,1

b. Total current year acquisitions (included

in line 4a, column c)

Individual and partnership filers enter the totals from line 4a on the corresponding lines of their regular depreciation schedule. Other filers should attach Form 4562 to their return and enter line 4a, column g, on the depreciation expense line in the "Deductions" section of their return.

MEMORANDUM

September 3, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS R-56
TENTATIVE DESIGNATION OF REDEVELOPER
RE-USE PARCEL 37B / 9-11 THORNDIKE STREET

SUMMARY: This memorandum requests that the Authority Designate Capitol Tire & Rubber Co., Inc. as the Redeveloper of Re-use Parcel 37B in the South End Urban Renewal Area.

Parcel 37B is located at 9-11 Thorndike Street in the South End Urban Renewal Area and contains approximately 2,549 square feet of vacant land.

The abutting property owner is the Capitol Tire & Rubber Co., Inc., which was founded in Boston in 1916 and has been located in Roxbury for more than fifty years, of which the past twenty-three have been at its present location, 2000 Washington Street.

They are seeking the redevelopment of Parcel 37B, due to the closing of one of their main entrances on the former Hunneman Street. This street was discontinued when the new Melnea Cass Boulevard was constructed. The closing of the entrance, however, poses a problem for the Company as it leaves them with their main driveway on Washington Street.

Washington Street is highly congested due to heavy motor vehicle traffic, and at this junction the street is one-way. This has also caused somewhat of a safety hazard as well.

To alleviate the foregoing problems, the Company now wishes to erect two large doors in its building adjacent to Parcel 37B. This would allow the Company a drive-through for passenger cars, trucks, trailers and tractors that come to their service center for tires and other mechanical services.

Once designated as Tentative Redeveloper, the Company will submit final working drawings which will conform with this Authority's standards, guidelines and renewal plan. The financing for their proposal will be obtained from a private lending institution.

I, therefore, recommend that the Authority tentatively designate the Capitol Tire & Rubber Co., Inc. as Redeveloper of Parcel 37B, in the South End Urban Renewal Area.

An appropriate resolution is attached.